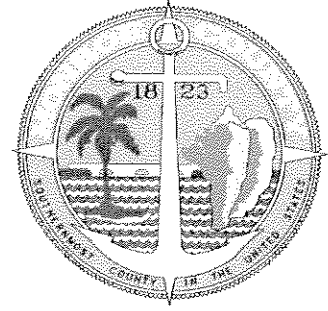


# MEMORANDUM



**TO:** Planning Commissioners

**FROM:** Jose Papa, Comprehensive Planning Manager

**RE:** Key Largo Livable CommuniKeys Master Plan

**DATE:** July 17, 2006

**MEETING DATE:** July 26, 2006

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## Background

Goal 101.20 of the 2010 Comprehensive Plan directs the County to develop a series of Community Master Plans through the Livable CommuniKeys Planning Program. Policy 101.20.1 requires the County to develop each master plan in accordance with twelve specific principles.

The Key Largo Livable CommuniKeys Master Plan (LCP) was created through a series of community involvement tasks including: a survey and various public workshops. The process was designed to generate a community vision and alternative development scenarios. The Master Plan contains the strategies and action items that must be implemented to address the community's issues and objectives. It is important to note that the Key Largo LCP, as well as all the other LCPs are living documents that should be continually reviewed and updated by the community. As of today, the Planning staff continues to receive input and comments regarding the document.

## Summary of Findings

Based on numerous public workshops, the Key Largo community objectives can be summarized as follows:

- Resolve issues relating to non-conforming uses and structures,
- Secure community access to the waterfront,
- Ensure the protection of the terrestrial and marine environmental resources,
- Provide a framework to encourage and improve the availability of affordable housing, and
- Develop and apply design guidelines that help bring about a sense of identity to the community and improve the aesthetics of the corridor.

Based on the community objectives identified above, the consultants proposed the application of neo-traditional community design guidelines to create more pedestrian oriented communities. Therefore, one of the main strategies proposed in the plan is the creation of nodes of activities or

focal areas. These focal areas are designed to concentrate a mix of land uses and community activities to create a sense of place and identity for Key Largo.

Other strategies and action items can be summarized as follows:

**Goal One: Direct future growth to lands that are most suitable for development and encourage the preservation of environmentally sensitive lands.**

The objectives and action items under Goal One will lead to the creation of overlay districts (focal areas) on the Land Use Map. These focal areas which include: the Tradewinds Community Center (MM 101), the Downtown Key Largo Community Center (MM 99.9), the Welcome Center overlay district (MM106) and the Government and Cultural Center (MM 102) are designed to create a sense of place within Key Largo.

The designation of these community centers will require the creation of design guidelines and a review of the uses currently permitted within these districts.

**Goal Two: Preserve and enhance important community qualities within the planning area that define Key Largo's casual village style atmosphere and natural environment and that enhance its status as the first island of the Florida Keys.**

The strategies and actions items found under Goal Two of the plan encourages the implementation of recommendations found in the Key Largo Corridor Enhancement Plan to improve the availability of multi-modal transportation modes in Key Largo. These improvements include the construction of sidewalks, and bike paths, as well as coordinating with FDOT to create frontage roads, changes to US-1, such as deceleration lanes, landscaping, and signage.

**Goal Three: Protect and enhance historic, cultural, and archeological resource within Key Largo to maintain the integrity of the community's unique character.**

Goal Three of the LCP calls for creating a database of historic buildings within Key Largo and taking steps to protect these historical resources.

**Goal Four: Maintain the availability of workforce housing, affordable housing and employee housing, for local residents while preserving the character of the community.**

The strategies and actions items under Goal Four encourage the development of affordable/workforce housing through methods such as providing incentives for employee housing on redeveloping parcels, especially in Community Centers or on County-owned lands.

**Goal Five: Preserve, manage, and restore where appropriate, the natural resources within the planning area by providing open space, protecting water quality and acquiring and managing environmentally sensitive lands.**

Strategies under Goal Five include the possibility of developing a Habitat Conservation Plan, and implementation of the County stormwater and wastewater master plans to improve water quality.

**Goal Six: Encourage redevelopment and infill development that supports and enhances the tourist based economy of the planning area.**

Strategies and Action Items related to Goal Six include the protection of tourist related businesses, and an inventory and evaluation of the available tourist housing trends to ensure that adequate types of tourist housing remain available in Key Largo.

**Goal Seven: Recognize water-dependent and water-related commercial uses as an important source of economic sustainability within the planning area.**

Goal Seven calls for the protection of tourist based and working waterfront businesses such as public marinas, charter operations, or waterfront restaurants. The action items under Goal Seven also promotes the adoption of design standards to protect waterfront businesses with non-conforming structures.

**Goal Eight: Provide resident and visitors of the planning area with a safe and well-designed transportation system for motor vehicles that accommodates bicycles and pedestrians including dedicated trails with opportunities for transit systems where appropriate.**

The Action Items under this goal promote the implementation of the Key Largo Corridor Master Plan and conducting a feasibility study on a possible tourist-oriented local shuttle service.

**Goal Nine: Provide additional resource for enhancement of existing facilities, expansion of active and passive land-based recreation opportunities and seek to expand public shoreline access for water-based recreational activities for all age groups within the community.**

The Strategies and Action Items under Goal Nine promote the enhancement of active and passive recreational opportunities as well as the protection of public shoreline access. Another strategy to achieve Goal Nine is the enhancement of recreational areas to provide outdoor education opportunities.

**Goal Ten: Provide adequate public facilities to serve the existing and future needs of the planning area.**

The public facilities improves analyzed under Goal Ten, include the need to provide fire hydrants within 800' to all residences and within 500' of all commercial uses. The LCP also calls for the constant monitoring of public facilities such as: wastewater, stormwater, transportation, parks and recreation, library, and schools/community facilities to ensure that these facilities are meeting the needs of the community.

**Goal Eleven: Continue to support the localized sense of community, which encourages citizen involvement, implementation and monitoring of the Master Plan for Key Largo.**

Goal Eleven establishes the need to constantly update the community on the implementation of the LCP, as well as other public projects in Key Largo.

**Recommendation:**

Staff recommends conceptual approval.

**RESOLUTION NO. \_\_\_\_\_ -2006**

**A RESOLUTION BY THE MONROE COUNTY PLANNING  
COMMISSION GRANTING CONCEPTUAL APPROVAL OF THE  
KEY LARGO LIVABLE COMMUNIKEYS MASTER PLAN.**

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**WHEREAS**, the Monroe County Year 2010 Comprehensive Plan Objective 101.20 identifies the Livable CommuniKeys Planning Program as a planning program designed to address community needs while balancing the needs of all of Monroe County; and

**WHEREAS**, Policy 101.20.1 of the Year 2010 Comprehensive Plan directs Monroe County to develop a series of Community Master Plans which shall include specific criteria, including close coordination with other community plans ongoing in the same area and sets out twelve principles to direct development of the master plans; and

**WHEREAS**, the Monroe County Planning Commission acting as the Local Planning Agency makes the following findings of fact:

1. Policy 101.20.1 of the Year 2010 Comprehensive Plan directs Monroe County to develop a series of Community Master Plans while shall include specific criteria, including close coordination with other community plans ongoing in the same area and sets out twelve principles to direct development of the master plans.

2. The Key Largo Livable CommuniKeys Master Plan, is the product of the Livable CommunKeys program as outlined in the Monroe County Year 2010 Comprehensive Plan Objective 101.20.

3. The Key Largo Livable CommuniKeys Master Plan identified the following community objectives: resolve issues relating to non-conforming uses and structures, secure community access to the waterfront, ensure the protection of the terrestrial and marine environmental resources, provide a framework to encourage and improve the availability of affordable housing, and develop and apply guidelines that help bring about a sense of identity to the community and improve the aesthetics of the US-1 corridor.

4. The Key Largo Livable CommuniKeys Master Plan will be adopted as a part of the Comprehensive Plan, and therefore any conflicts between the two must be resolved.

5. The Key Largo Livable CommuniKeys Master Plan was reviewed during a regularly scheduled meeting of the Planning Commission held on July 26, 2006.

6. The Strategies and Action Items in the Key Largo Livable CommuniKeys Master Plan are the equivalent to the Objectives and Policies in the Monroe County Year 2010 Comprehensive Plan.

**NOW THEREFORE, BE IT RESOLVED BY THE MONROE COUNTY LOCAL PLANNING AGENCY, THAT:**

**Section 1.** The Key Largo Livable CommuniKeys Master Plan is conceptually approved and recommends that the Board of County Commissioners transmit the document to the Department of Community Affairs for review.

**PASSED AND ADOPTED** by the Planning Commission of Monroe County, Florida, at a regular meeting held on the 26<sup>th</sup> day of July, 2006.

**PLANNING COMMISSION OF MONROE COUNTY, FLORIDA**

BY \_\_\_\_\_

James D. Cameron, Chair

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2006.